



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

November 13, 1978

Present: Zielinski, Chaput, Hannaford, Raftery

Minutes of the October 23, 1978 Meeting--in paragraph 3, page 2, change "Parker" to "Talbot," and in paragraph 2, page 3, change "White" to "Smith." The Minutes were accepted as amended.

Mr. Talbot appeared with a plan of land on Russell St. showing Lot D, 2 acres with 250 foot frontage, which was signed under "Approval Not Required."

The Board received a copy of a letter from the DEQE to the Board of Health stating that the Board of Health is not authorized to grant a variance regarding the Charbonneau shared septic system on South Street. Once this property is divided so that each building is on an individual lot, sharing of the septic system is prohibited.

Bob Zielinski read a draft of a letter from Hal Sauer expressing his sentiments as to how the DPW Town Meeting was handled.

The Public Hearing on the common driveway permit application of Charles Spidle for land on Rutland Street was called to order. Spidle showed a plan of the common driveway serving three lots--Lot B1 containing 4.1 acres, Lot B2 containing 4.3 acres and Lot B3 containing 4.1 acres, all pork-chop lots. He also showed a drawing of how the driveway (9 feet wide with 2-foot snow stacking on each side) would be constructed. Spidle presented the proposed covenant and a letter from his attorney.

One abutter, Dan Savage, was concerned about blockage of drainage which could impact his lot. Although the area is presently dry and does not show on a wetlands map, there is a "brook" which was developed years ago to drain surrounding land. Spidle indicated his willingness to place culverts if necessary to prevent any back-up of water. The Board felt that the drainage area should be located by engineering to determine whether the shared portion of the driveway crosses it. It was pointed out to Spidle that even if the drainage area is not crossed by the common driveway and therefore not in the purview of the Planning Board, location of the area at this time and provisions for preventing blockage before construction of the driveway would be in his best interest.

George Nickerson, an abuttor, expressed his feeling that the one driveway serving three lots was preferable to three individual driveways running to Rutland Street.

It was suggested that the covenant be modified as follows: That the last sentence of Paragraph 8 become Paragraph 9 beginning, "None of the foregoing provisions shall limit" Frank Hannaford made a suggestion that the book and page number of the recorded deeds for lots to be served by a common driveway should from now on be included on the application.

The hearing adjourned at 9:15.

The final draft of the Procedural Rules for Special Permits for Common Driveways was approved. At the next meeting the rules, forms and index all in one package will be presented for formal acceptance by the Board.

Returning to the subject of the DPW Town Meeting presentation, it was felt that the Board should take an official position that in the future when the Board is asked to make a presentation, the Board should be totally aware of the plan to be presented. Bob Zielinski will write a letter to the Selectmen to this effect.

Tom Raftery reported that the Long Term Capital Requirements Committee would like some guidance from the Board regarding what long term capital requirements are foreseen. The DPW, Senior Citizen Housing and other public facilities were mentioned.

It was suggested that the Board look into the possibility of formulating a Subdivision Rule to limit the number of houses which can be built on a single access (dead end or cul-de-sac) road. This concern arises from the possibility that Virginia Farme may be proposed as the only access to a large parcel of land behind it. As a first step in studying this problem, the Board will hold an open meeting on November 27 at 8:30 to which the Selectmen and representatives of the DPW, Fire and Police departments will be specifically invited.

Frank Hannaford reported he had had a call from a Mr. Mahoney stating his desire to convert a free-standing garage into a self-contained dwelling unit for his mother. Although this property is not affected by the 1962 restriction on two-family houses, Mahoney does not wish to attach the garage to the existing residence. It therefore would become a "guest house." In any event, interpretation of the Bylaw is a Selectmen matter.

Meeting adjourned at 10:10 p.m.

Respectfully submitted,

Meredith DeLong